

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

37 Gill Avenue, California Gully, VIC 3556

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$270,000

Median sale price

Median Price

\$290,000

Property
Type

House

Suburb

California Gully

Period - From

Dec 2018

to

Nov 2019

Source

Corelogic

Comparable Property Sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent’s representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 86 Bright St, California Gully, Vic 3556	\$265,000	10/04/2019
2 68 Gill Ave, California Gully, Vic 3556	\$270,000	26/11/2018
3 8 Margaret Crt, California Gully, Vic 3556	\$275,000	27/11/2019

This statement of Information was prepared on: 18/03/20